



DRIVEASY
Used Car Dealer



SITE

Bleezies
Cannabis Dispensary

Bijou Street
4,172 VPD '25

Academy Boulevard
47,138 VPD '25

Academy Tower Plaza
Neighborhood Center

FOR SUBLEASE

Excess Automotive Dealership

175 N Academy Blvd | Colorado Springs, CO 80909



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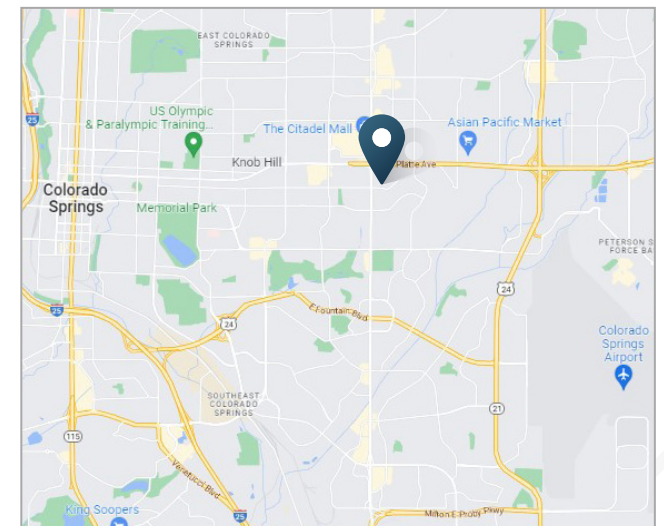
18,000 SF
BUILDING

1.75 AC
LOT SIZE

Contact
Broker
PRICING

ABOUT THE PROPERTY

- 18,000 SF building on 1.75 AC paved lot
- 1 AC available for parking
- Access to sublease property off Bijou Street
- Located less than a mile away from Platte Ave
- Lease expiration: 4/30/2031 - (1) 5-year lease remaining



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DEMOGRAPHIC HIGHLIGHTS (2026)

1 MILE

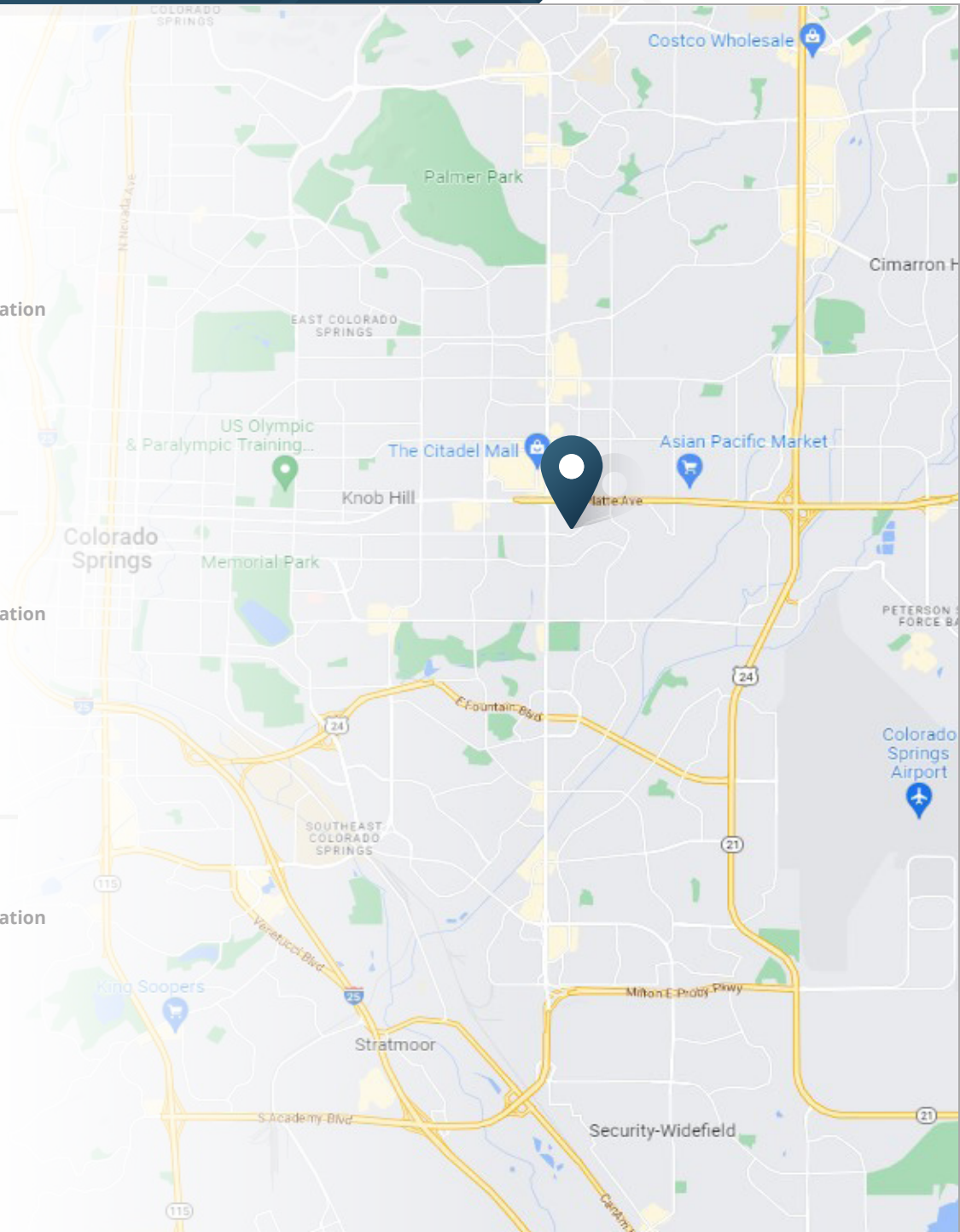
18,852	19,301	\$66,282	19,716
2026 Population	2031 Population	Avg Household Income	Daytime Population

3 MILES

122,874	126,234	\$80,232	123,051
2026 Population	2031 Population	Avg Household Income	Daytime Population

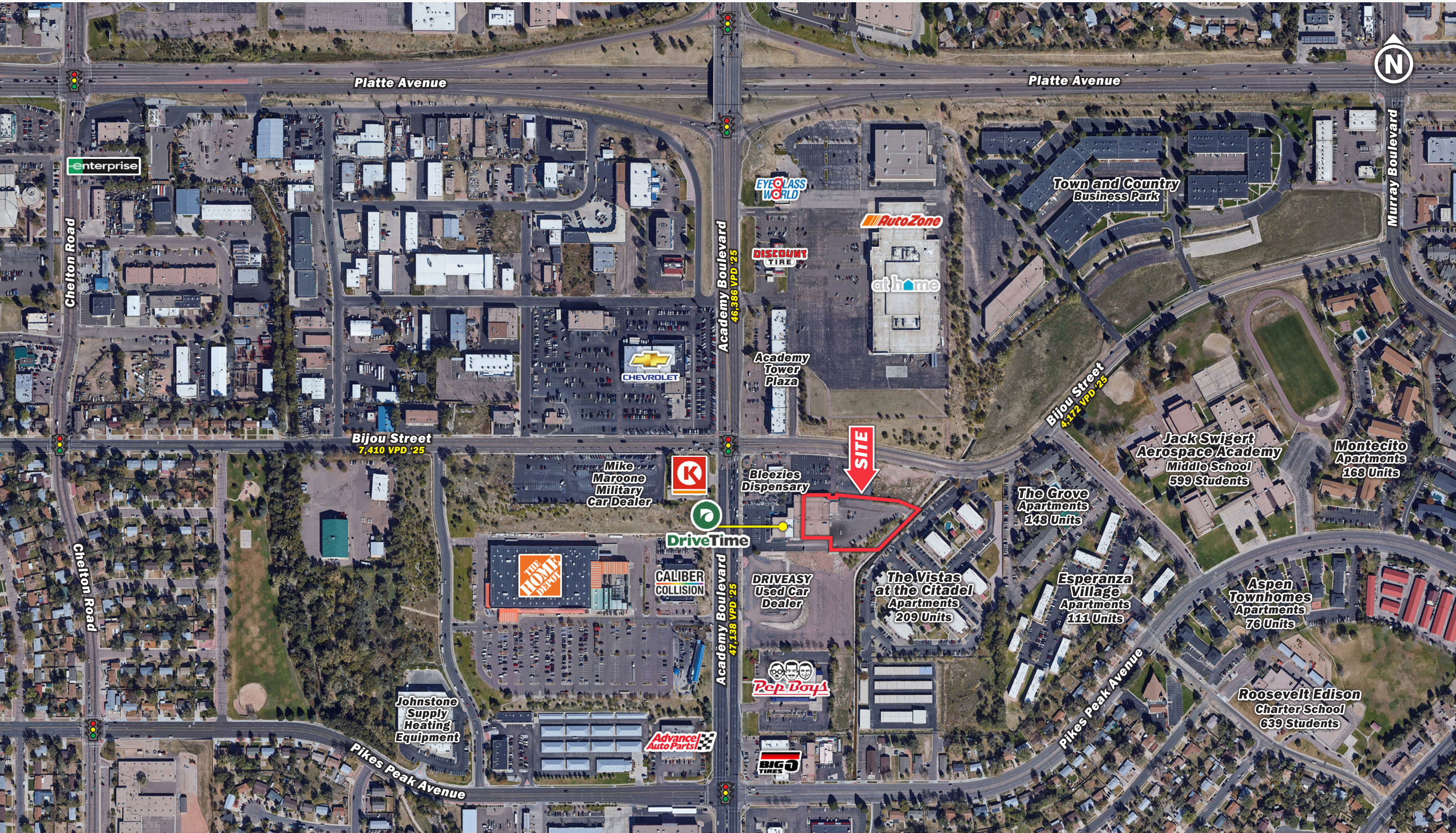
5 MILES

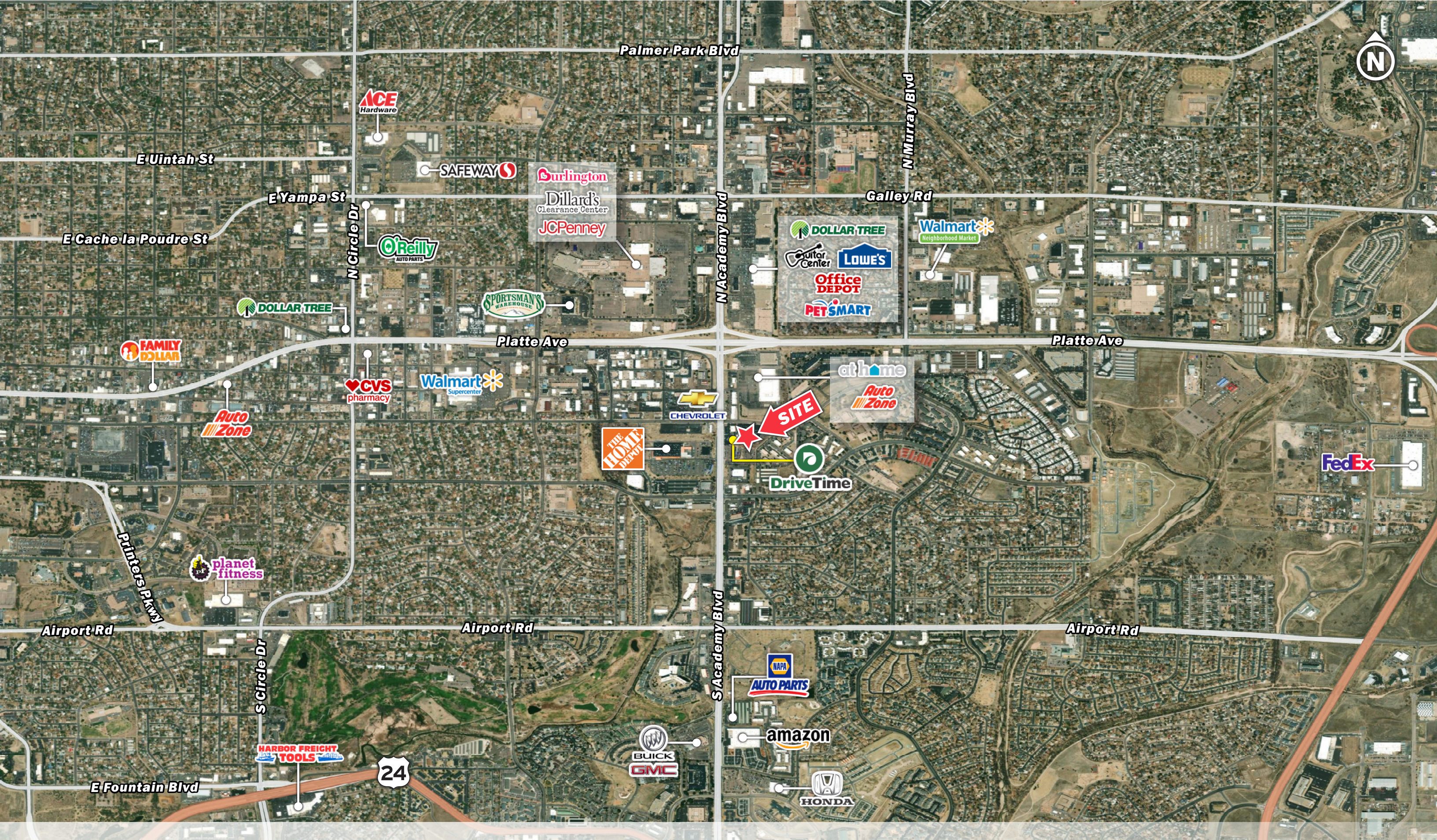
278,154	288,780	\$91,647	316,091
2026 Population	2031 Population	Avg Household Income	Daytime Population



SOURCE









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